118.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	826,100	/	826,100
USE VALUE:	826,100	/	826,100
ASSESSED:	826,100	/	826,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		ELWERN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MERCHANT ALI A & SORAYA/ TRS
Owner 2:	MERCHANT FAMILY 2020 REVOCABLE
Owner 3:	LIVING TRUST
Street 1:	16 ELWERN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MERCHANT ALI A/SORAYA -
Owner 2:	-
Street 1:	16 ELWERN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .229 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1955, having primarily Clapboard Exterior and 1744 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9993.000	322,200		503,900	826,100
Total Card	0.229	322,200		503,900	826,100
Total Parcel	0.229	322,200		503,900	826,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.57 | /Parcel: 473.57

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75769
GIS Ref	
GIS Ref	
Insp Date	12/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 118.0-0001-0006.0

!9133!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	322,200	0	9,993.	503,900	826,100		Year end	12/23/2021
2021	104	FV	310,600	0	9,993.	503,900	814,500		Year End Roll	12/10/2020
2020	104	FV	310,600	0	9,993.	503,900	814,500	814,500	Year End Roll	12/18/2019
2019	104	FV	250,100	0	9,993.	496,700	746,800	746,800	Year End Roll	1/3/2019
2018	104	FV	250,100	0	9,993.	381,500	631,600	631,600	Year End Roll	12/20/2017
2017	104	FV	250,100	0	9,993.	359,900	610,000	610,000	Year End Roll	1/3/2017
2016	104	FV	250,100	0	9,993.	331,100	581,200	581,200	Year End	1/4/2016
2015	104	FV	248,900	0	9,993.	309,500	558,400	558,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:31:53

LAST REV

Date	Time
04/15/21	11:37:05

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9133

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MERCHANT ALI A/	77103-472	1	3/1/2021	Convenience	1	No	No		
FERRARI SCOTT	41740-144		1/6/2004		420,000	No	No		
FRISOLI CHELLA	31717-383		8/16/2000		270,000	No	No	4	
	19325-522		9/1/1988		1	No	No		F

USER DEFINED

Prior Id # 1:	75769
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2009	149	Addition	41,000			G10	GR FY10	BUILD ADDITION ON
3/31/2003	214	Redo Bat	13,500	C		G6	GR FY06	FIN BMT
10/25/2002	893	Siding	15,000					
6/6/2001	365	Re-Roof	4,500	C				
1/12/1993	11	Manual	1,200					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
11/24/2008	Meas/Inspect	189	PATRIOT
6/28/2005	Permit Visit	BR	B Rossignol
4/25/2004	MLS	MM	Mary M
2/6/2003	External Ins	PM	Peter M
12/8/2000	MLS	MM	Mary M
2/15/2000	Measured	264	PATRIOT
7/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9993		Sq. Ft.	Site		0	70.	0.72	6									503,850						503,900	

Total AC/HA:	0.22941	Total SF/SM:	9993	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	503,850	Spl Credit		Total: 503,900

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.33807337
Const Adj.:	0.99989998
Adj $ / SQ:	133.794
Other Features:	96563
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361225
Depreciation:	39012
Depreciated Total:	322213

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

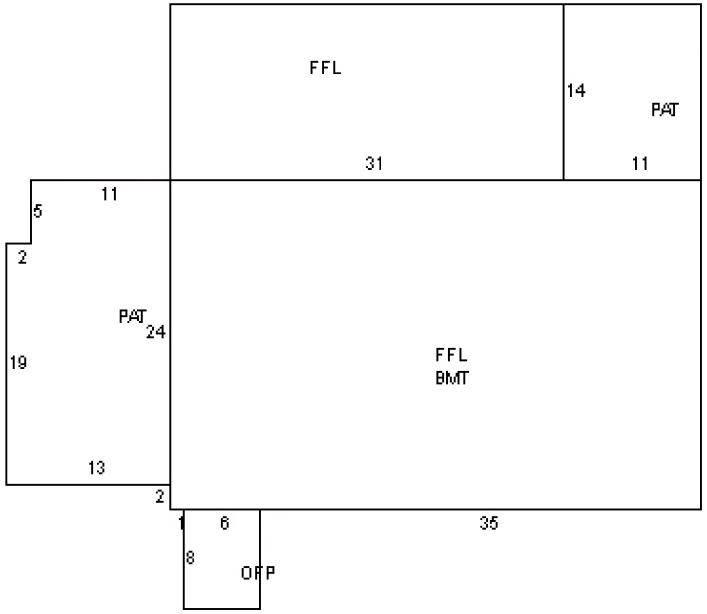
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	133.79
Special Features:	0	Val/Su Net:	103.20
Final Total:	322200	Val/Su SzAd	211.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,526	133.790	204,170
BMT	Basement	1,092	52.180	56,980
PAT	Patio	456	3.070	1,401
OFP	Open Porch	48	44.000	2,112

Net Sketched Area:	3,122			Total:	264,663
Size Ad	1526	Gross Area	3122	FinArea	1744

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	20	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1985	0.00	T	27.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	